



- Ideal For A First Time Buyer
- Close to City Centre and Station
- No Onward Chain
- Two Sizeable Bedrooms
- Private Rear Garden
- Victorian Terraced Property
- Ground Floor Bathroom
- Walking Distance To Colchester North Station

14 Lucas Road, Colchester, Essex. CO2 7ER.

Guide Price £200,000 - £220,000 Located within walking distance of Colchester's City Centre, is this two/three bedroom home. The property is perfectly positioned to allow access to the Colchester Town Train Station and the Town Centre offering a range of shops restaurants and bars. The accommodation requires some refurbishment throughout and comprises of; entrance door leading to the lounge, opening to the dining room with stairs leading to the first floor, the kitchen offers a range of eye and base level units, work surfaces and spaces for appliances, a door gives access to the rear garden and a further door leads to the ground floor bathroom complete with a three piece suite.



Property Details.

Ground Floor

Living Room/Dining Area



24' 4" x 12' 2" (7.42 x 3.71m) UPVC window to front aspect, radiators, UPVC window to rear aspect, inset storage cupboard, door leading to:

Kitchen



7' 0" x 6' 4" (2.13m x 1.93m) Full range of eye level units, cupboards and work surfaces, UPVC window to side aspect, inset stainless steel sink/drainage, plumbing for washing machine with space for appliances, door leading to:

Bathroom



6' 0" x 5' 2" (1.83m x 1.57m) Low level W.C, panelled bath with shower over, radiator, hand wash basin, UPVC obscured window to side aspect.

First Floor

Landing

Access to loft hatch, door leading to:

Bedroom One



12' 0" x 10' 4" (3.66m x 3.15m) Built in wardrobes, radiator, UPVC window to front aspect.

Property Details.

Bedroom Two



9' 2" x 8' 9" (2.79m x 2.67m) UPVC window to rear aspect, radiator.

Bedroom Three/Children's Bedroom



UPVC window to rear aspect, space for wardrobes or potential walk in dresser.

Outside

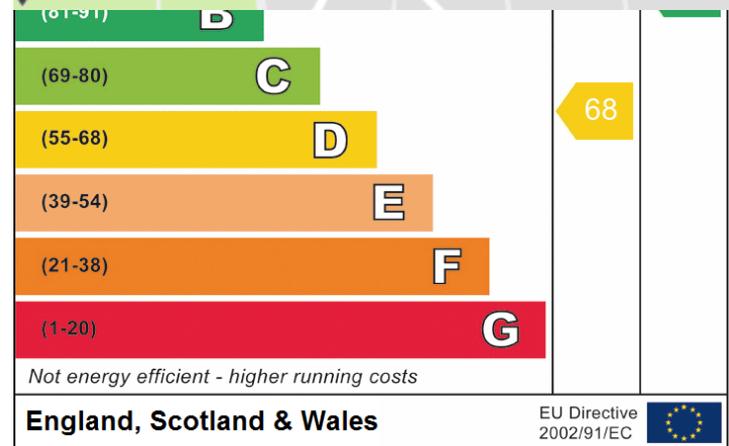
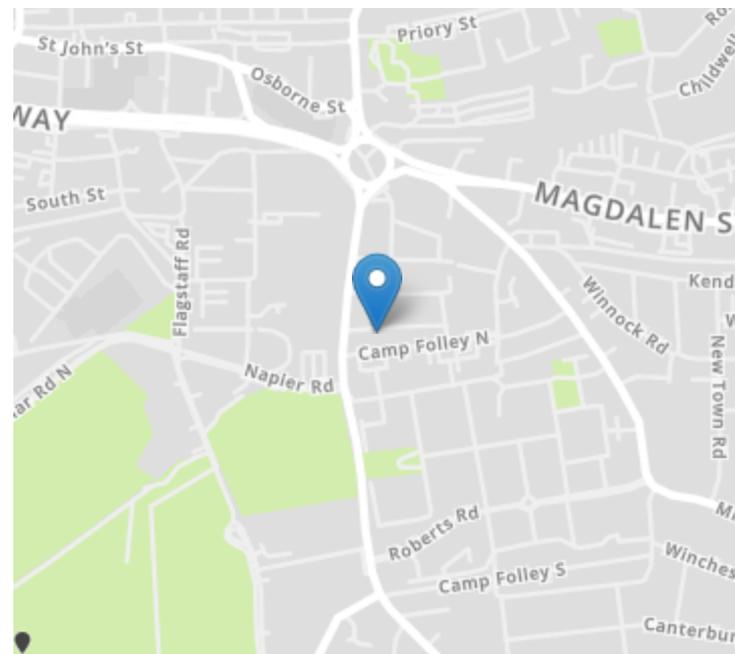


To the rear offers a private and enclosed rear garden, enclosed by panel fencing and laid to patio with artificial lawn. To the rear offers a shed, which is to remain.

Property Details.

Floorplans

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.